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CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DISCRETIONARY REVIEW APPLICATION

Property Owner's Information

Name: PHILIP LESSER

Address: 555 LAUREL AVE #501
SAN MATEO, CA 94401

Email Address: PHNSAN@MSN.COM

Telephone: 650-346-2903

Applicant Information (if applicable)

Name: Kevin Ortiz

Same as above ☐

Company/Organization: Cultural Action Network

Address: 72 Woodward St

Email Address: Kevinortiz5p@gmail.com

Telephone: (415) 680-7473

Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

Property Information

Project Address: 3252 19TH STREET

Block/Lot(s): 3591/025

Plan Area: UMU/58X

Project Description:

Please provide a narrative project description that summarizes the project and its purpose.

PROJECT DESCRIPTION

The project includes legalization of a change in use of approximately 2,849 square feet on the first floor and an associated mezzanine from automotive repair to amusement game arcade/restaurant (dba. Redemption). The project includes interior alterations. No work is proposed on the second floor level.

Project Details:

- ☒ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Estimated Construction Cost: _____

- Residential:** ☐ Special Needs ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

- Non-Residential:** ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
☐ Financial Service ☐ Massage Establishment ☒ Other: AUTO REPAIR TO
AMUSEMENT ARCADE /
RESTAURANT

Related Building Permits Applications

Building Permit Applications No(s): 2018.08.16.7612

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		X
Did you discuss the project with the Planning Department permit review planner?		X
Did you participate in outside mediation on this case? (including Community Boards)		X

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

N/A

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

SEE ATTACHED

-
2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

SEE ATTACHED RE (1) AND (3)


-
3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

SEE ATTACHED

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.


Signature

Kevin Ortiz
Name (Printed)

DR Applicant
Relationship to Project
(i.e. Owner, Architect, etc.)

(415) 680-7973
Phone

Kevinortizsf@gmail.com
Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Discretionary Review Request for 3252 19th Street

1. What are the reasons for requesting Discretionary Review?

This unauthorized conversion of Production, Distribution, and Repair space is in direct conflict with Mission Area Plan Objective 1.7: "Retain the Mission's role as an important location for production, distribution, and repair (PDR) activities."

This area is soon to be part of the expanded Latino Cultural District, and PDR is critical for entry-level jobs and higher earnings for workers without college educations including our immigrant populations.

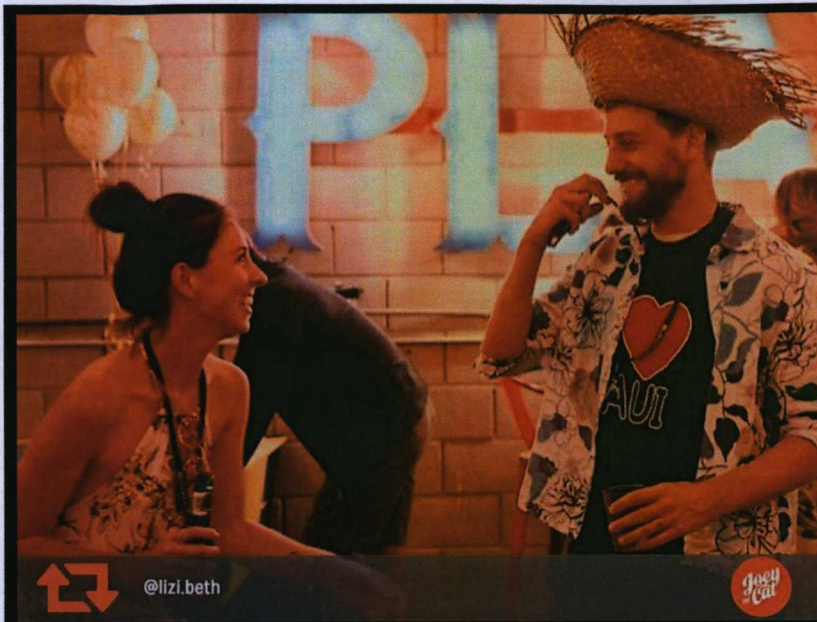
One of the main threats to the Mission and its working-class and Latino families who are being driven out by gentrification right now is the conversions from blue-collar work sites and community-serving sites to destination and party sites for wealthier newcomers to the city.

This proposal is a quintessential example of this problem and will contribute to further displacement impacts - converting a site that has been an auto shop and arts space into a party space for principally upscale workers, as epitomized by the photos of the unauthorized conversion already online. Groups like Google and Uber are already using the space for illegal parties at this point.

While we are not aware that this site has been providing these kinds of jobs most recently, after displacing the popular arts space Shotwell Studios from the space, this conversion will further add to price pressure on our disappearing PDR parcels.

3. What alternatives or changes to the proposed project...would reduce the adverse effects noted above in question number 1?

This project should remain community-stabilizing industrial space. If the tenant wishes to open a party space there are many such available spaces in the city they could utilize. We would ask that they consider ways they can make their new space elsewhere affordable and welcoming to the working class if they decide to open in a similarly sensitive area.



Joey The Cat

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Shoutout to @lizi.beth for this great photo at our venue. Send in your photos for a chance to be featured 📸. #teambuilding #officeparties

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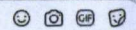
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Joey The Cat

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Calling all Office Managers, Executive Assistants, and corporate Event Planners! Our last open house of the year is at the end of the month. Enjoy free food, drinks, and check out our event space. Message us for an invite/details!

4

3 Shares

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